



OUR MAIN EVENT OF THE YEAR !

Don't miss our Annual Homeowners Meeting!

When: Thursday, November 19, 2009.

Where: Windsor Gardens Restaurant (in their large meeting room in the rear of the restaurant).

Time: Social Hour from 6:00 to 7:00 p.m. Delicious Italian buffet. No charge for two persons per unit. Business Meeting begins at 7:00. **Special Note:** **At 6:45 p.m. we will have a brief update on the plan for Lowry Vista!!!**

RSVP: Required only for the Social Hour (for the caterer's count). Send e-mail to Mary Mulholland, at marymul43@yahoo.com, or Steve Susman (e-mail and phones shown below), with your name(s), unit number, and number of persons.

Social Committee Report

The Book Club: Our next book club meeting will be Friday, November 13th, 2009, at 6:30 at the home of Molly Squibb in X-102. We will be discussing "Olive Kitteridge" by Elizabeth Stout. This novel takes place at the edge of the continent, in the small town of Crosby, Maine, where "Olive Kitteridge" lives. She is a retired schoolteacher who deplors the changes in her town and in the world at large but doesn't always recognize the changes in those around her. All are welcome to join the fun while discussing this book. Please RSVP to Molly at 303-329-4409.

The Lunch Bunch: Lunch Bunch will meet again on Tuesday, November 10th, 2009, at 11:30 at the Brio Tuscan Grille located at 2500 East First Avenue (west from Nordstrom on the corner of 1st Ave. and Clayton.) Once again, all are welcome for a leisurely lunch and pleasant conversation. Please RSVP to Sue Million at 303-316-7190.

SUSMAN UNLEASHED

by Steve Susman

Prestige, high salary, bonuses, fringe benefits worthy of Wall Street! Sorry. None of these is available to members of our Board of Directors. However, here is your opportunity to "give something back" to your community, meet new friends, and have a "say" about how Pelican Pointe is governed. At our Annual Homeowners Meeting, we will elect two directors for a term of three years. One of our present directors is running for her second three-year term, consistent with our Bylaws. To be a candidate, you must notify me in writing or by e-mail by 5 p.m. on November 9, and post a statement of your intention on our three bulletin boards. At the Meeting, you may distribute a one-page statement of your qualifications and your vision for our Association, and may make a brief oral statement. Serving has its intangible rewards. Please contact me to learn more about what the position entails.

The fate of your gate is bleak; take a peek! Last month, I introduced you to our patio gate re-staining program. Look at yours. It is probably suffering from ten-plus yeas of exposure to our weather. Your Board has arranged for a professional painter to re-stain it for \$40. This entails removing the gate from its moorings (so as not to stain the painted siding and trim with the spray gun); staining both sides of the gate, as well as its interior support members; staining the support arm; and re-attaching the gate. If your gate needs minor repairs to hang or swing properly, that will cost slightly extra. Our Rules place the responsibility for gate maintenance on each homeowner. Many have already signed up. *Please contact me if you wish to have this service performed.*

It may be psychologically healthy to vent your anger. But your crawl space vent(s) might be causing you some discomfort. In October, *The Pelican Brief* gave you more information than you ever wanted to know about this subject. But, to refresh your recollection: Every townhome here has one, two, or three vents that allow outside air to circulate beneath your crawl space. In cold weather, if your floors are wood, tile, or vinyl, they might be reflecting that cold. If those vents are closed, there is some evidence that the temperature in your crawl space will be somewhat "shut off" from those cold temperatures. Each of your vents has a damper which is fitted behind the outer vent openings and is virtually invisible. It is designed to slide from side-to-side, thereby either opening or closing the vent. Many of our dampers have been found to be stuck or immoveable, due to ten years of paint and dirt. Some of them can be loosened by gently tapping on the outside of the vent with a blunt instrument; inserting a screwdriver blade into the horizontal slot in the middle of the vent -- into an "inner slot" there -- and forcefully moving the blade from side-to-side. If that doesn't work, or if your knees crack so loudly when you stoop down to perform this maneuver that the Richter Scale registers positively -- you can have a vent cover installed. This cover was designed by Bob Morgan, one of our inventive directors. Basically, it is a special board, fitted with insulation and border-holes that accommodate thumb-operated screwing-hooks. The hooks enable a homeowner to attach and detach the cover as the seasons change, without outside assistance. The Board has arranged for a professional carpenter to fabricate and install each vent for \$39.95. Already, about three dozen vent covers have been ordered by our homeowners.

It has been suggested that closing your vents could increase the humidity in your crawl space by cutting off the air circulation, or could encourage the formation of mold. The Board suggests that you poke your head into your crawl space, give it the not-so-scientific "sniff" test; and if you perceive humidity

(the space having a 'musty' odor, for example), forget this project. Your Board is taking a neutral position on this project, neither recommending nor refusing to recommend it. The Board makes no representations that -- if you close or cover your vents -- your Xcel bill will decrease, your floors or living areas will be warmer, or that your crawl space humidity will not increase. *Contact me if you wish to order any of the vent covers.*

Lox and bagels; the Gatun Locks at the Panama Canal; and the locks of Elvis' hair -- have nothing in common with our *new pedestrian gate locks*. This double-lock set has replaced the prior lock set on our western (Canal) pedestrian gate. Those homeowners who receive e-mail have been advised of the new code for these new locks. All homeowners and residents again have been advised of the new code in the Annual Homeowners Meeting packet. Alternatively, you may call me for the code if you have no e-mail service or failed to receive our recent e-mail. We will not generally publish the code hereafter. The new locks are user-friendly -- with lever instead of knob. After a suitable experimental period, the Board may consider replacing the locks at the other three pedestrian gates (where the code hasn't been changed).

Jack and the Beanstalk. Who doesn't remember that wonderful epic? OK, so it lacked the ingredients crucial to modern drama -- elaborate plot, crime-scene investigators, and gorgeous women. Jack would have benefited from "cherry pickers," the trucks with extendable buckets used by Xcel and Qwest and others to enable a repair person to reach high structures. The Board has approved a contract with Swingle, our tree-maintenance firm, to have our taller trees shaped and trimmed. The bad news is that this is expensive. The good news is that so many of our trees have grown robustly. This process is scheduled to occur around January-February, when the trees are in winter hibernation [I flunked Forestry 101].

Either move to southern Florida, or acknowledge that our Colorado winter is just beginning. Our maintenance team has been cleaning our summer lawn and landscaping equipment, in anticipation for use next spring; has prepared its vehicle-mounted snowplow blades for the inevitable Biggie Snows; has been raking and re-raking the leaves which are shed from our trees; has shut off our irrigation systems after "winterizing" them with industrial air compressors; and has planted a few trees in areas designated in approved Private Planting Requests. Repairs to the front- and back-sides of our tile entrance walls have been completed. New raingutters and ice-shields have been installed at selected locations. Some downspouts have been repaired. Our massive painting project is winding down; the painting contractor has moved his temporary facilities from behind Building H. The "other half" of our buildings, and the kiosks and guardhouse, will receive the same treatment next spring-summer.

Weird behavior: The irony of life is that, by the time you're old enough to know your way around, you aren't going. Every morning is the dawn of a new error. Do you realize that, in about 40 years, we'll have thousands of old ladies running around with tattoos?

MORE ON REPLACING YOUR ORIGINAL MAIN DOMESTIC WATER SHUT-OFF VALVE

by Bob Morgan

As mentioned previously, we have recommended that when you leave for vacation that you close your main condo unit domestic water shut-off valve to mitigate against flooding from pipe, pipe joint, or any

domestic water valve failure while you are away from home. This valve is normally located in your crawl space just below your crawl space access door in a manner that does not require going down into the crawl space to operate it. Since reporting in the Pelican Brief the fact that my original shut-off valve failed and that I thus required emergency plumbing service to replace the old “gate type” valve with a modern and preferred “quarter-turn ball type valve” (one inch in size, and very easy to operate), I’ve received several calls about how much the valve replacement would cost. Upon discussing this with Cady Plumbing (303-758-8910), they believe, on average, that a new replacement valve installation cost will be around \$225.00 (plus or minus). Keep in mind that this work cannot be performed efficiently with snow on the ground as the plumber has to locate the meter pit (with the external shut-off valve). So plan to perform this work when there is no snow on the ground. Also, Randy Turner (303-663-9642) has installed several of these new quarter-turn shut-off valves at Pelican Pointe (but make sure he understands you want a new 1” quarter-turn shut-off valve – and not a replacement of the old valve).

P.P. LISTINGS

Units on the market: C-101, Z-101, GG-102, II-103, and V-104. V-104 is for sale by Owner (Contact Dennis at 303/832-6052). Under Contract: Unit K-102. Units Sold Recently: C-103 and JJ-102. If you want your unit to appear in this space, contact Bob Morgan by the 24th of the month: 720-255-2255 or bobmorgan54@comcast.net .

THERE’S NO REGULAR BOARD MEETING IN NOVEMBER

Hey, Folks! There's no regular monthly Board meeting this month. However, our Annual Board meeting, with an abbreviated agenda, will take place immediately following our Homeowners Annual Meeting, on November 19, in the same room. We hope to see you at that Homeowners Meeting! Go back to the top of page one (1) for additional details about the Annual Homeowners Meeting!!

YOUR PELICAN POINTE “CONNECTIONS”

Board of Directors

Linda Corry, President
Mary Mulholland, Vice President
 Liaison – Social Committee
Harold Davison, Treasurer
Marcia Helfant
 Liaison – Design Review Committee
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